



2.69 Acres/1.1 Hectares

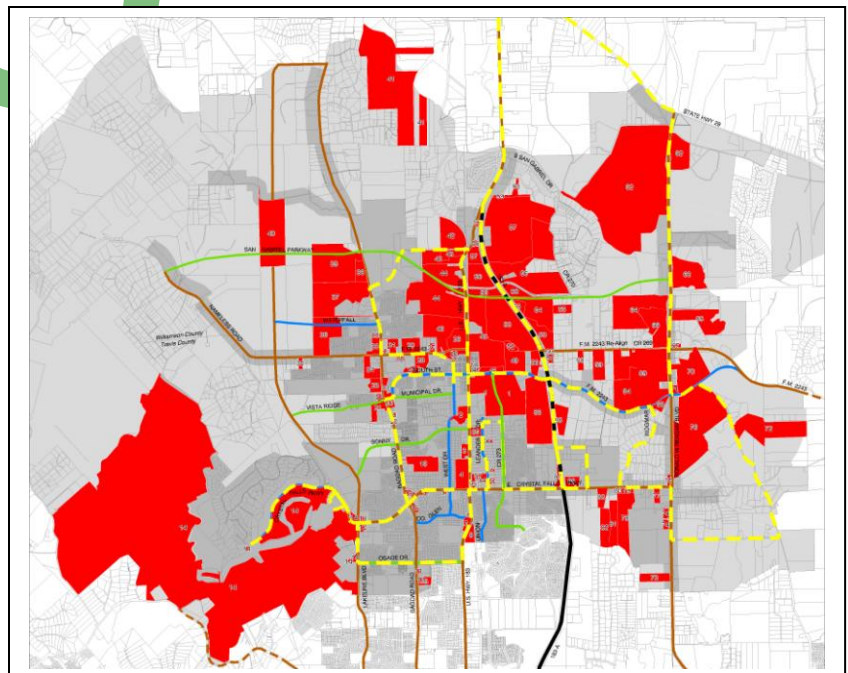
US 183 is 3,000 feet/ 914 meters
east

Utilities

Greenfield on hard corner

Zoning - General Commercial

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Property				
Total Acreage: 2.69 acres/1.1 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. A	
Location				
City: Leander			County: Williamson	
Address/Directions: Northeast corner of Bagdad Road and FM 2243				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 3,000 feet/914 meters east			Type of Zoning: General Commercial	
Distance to Interstate Highways: 14 miles/22.5 kilometers east				
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 295 x 366 feet/90 x 112 meters (entire site)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: No		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 4,000 feet/1.2 km east			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not Applicable	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 10 inch/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Jim Ross	Phone: (512) 418-4477	Facs: (512) 418-4470	Email: jim@talismanigroupinc.com	Web Site: www.talismanigroupinc.com
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: This corner is located at the crossroads of one of the community's busiest intersections. More than 3,000 homes are located in-and-around this corner with the www.XParkUSA.com three-quarters of a mile/1.2 km north. An ideal location for neighborhood services on the "coming-home" side of the road.				